

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 12, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:34 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Craig Nicholson,
Arthur Munoz,
Nathan Walter,
Ms. Valentine (unit 203), Ms. Cunningham (254), Ms. Blue (106), Ms. Lyons (217),
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

The Owners in Attendance (Valentine, Cunningham, Blue and Lyons) discussed recent vehicle **towing** during the recent parking lot re-sealing with the Board; Ms. Valentine requested the Association reimburse her for subsequent towing charges. The Board will discuss this issue in Executive Session. Ms. Cunningham also discussed sourcing of replacement bathroom fans, electrical load on unit wiring and the use of a protective pad for motorcycle kick stands to prevent damage to the parking lot pavement. The Board will research a fan assembly for standard replacement and post this information on the Grove website as well as recommended motor cyclist use a protective pad or disc to prevent pavement damage.

Meeting Minutes: The **October Board Meeting minutes** (10/8/09) were reviewed and **approved** as presented.

Treasurer's Report:

	Oct. '09	YTD
Total Income	\$67,848.85	\$671,728.44
Operating Expenses	23,989.98	263,276.98
Reserve Expenditures	14,668.26	112,783.28
Total Expenditures	38,658.24	376,060.26
Transfer to Reserve	(29,190.61)	(292,199.18)
Total in Savings	\$870,337.79	
Total Assets	\$899,341.43	

James N. reported Operating Expenses are approximately 25% below budget. The **October** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Moisture in unit 104 (7606):** James N. reported a letter was sent to the unit owners 104 asking if any moisture was found since the last rain, with no reply received.

Bldg. 7606 retaining wall: Nathan W., Arthur M. and James N. met with Dan McLaughlin (Goleta City Inspector), Jeffrey Haight of Ehlen, Speiss & Haight (Struc. Engrs.) and Todd Tranby of Earth Systems (Geo-tech. Engrs.) on 11 Nov.09. As recommended, the Board approved the installation of temporary shoring (\$1,250+) for building 7606. Dan M. requested the building's "surface drains" (including from roof downspouts) be tested and repaired if needed. James N. sent a copy of the geo-technical report to the Board and Dan M. for review. The Board reviewed the contract for the engineering proposal and asked for clarification on drain analysis/recommendations and engineering document ownership; James N. to follow up. The Board authorized Nathan W. to give final approval on the contract when the points are clarified. James N. to ask Progressive Landscaping for water usage assessment. Discussion on dryer vent trim tabled.

New Business

Items addressed:

- **2010 Budget draft:** the Board approved moving parking lot asphalt overlay to 2013 and rescheduling 5 buildings for roof re-shingling to 2011. Board unanimously approved budget with the above revisions. Monthly fees to remain the same.
- **Sewer line:** the Board approved the repair of a sewer line at bldg. 7632 (\$1,200).
- **Annual audit/review:** the Board approved contracting Purdy & Co, CPA to provide a financial audit with tax return (\$1325).
- **Auto gate system repair/upgrade:** a meeting is scheduled with Consolidated to review gate repair/update options (11/13/09).
- **Trash enclosure:** tabled.
- **Newsletters:** to be emailed starting 1/1/10 to those with email addresses.
- **Lien filing:** the Board approved filing liens on units 124, 209, 215 and 217 (delinquent Assn. fees).
- **Annual Meeting:** 1/14/10, at 6:30PM, at Goleta Valley Com Center
- **December BOD meeting:** the Board agreed to schedule the December meeting for Dec. 3, 2009.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:54PM.

The next Board meeting is scheduled for **Thursday, December 3, 2009; at 6:30 pm.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe